

Berkley Conservation Committee Meeting Minutes

March 5th, 2025

- **Roll Call: The following persons were present, ☒ Nake Kelliher (NT), ☒ David Patrick (DP), ☒ Diane Maxwell (DM), ☐ Tom Fernandes (TF), and ☒ Jeff Cuttner (JC).**
- **Berkley Town Hall (Hearing Room) DP called to order the Conservation Committee (ConCom) at 6:02 pm on 3/5/2025. NK 1st, DM 2nd, all in favor.**
- **For detailed information on the meeting, a recording can be found at <http://198.0.152.34/CablecastPublicSite/?site=1>, located on the Town Hall's website—search meeting by date.**
- **Denise Cole (DC) conducted the minutes.**

PUBLIC HEARING:

- **(NOI) Niles Notice of Intent Hudson Drive (formally Meadow Way) SE 004-0642 Map 20 Lots 72,72-2,72-3, and 72-4 – construction of turtle nesting habitat**
 - **Nyles Zager (NZ), representative from Zenith Consulting present.** He gave the board and attendees a brief history of the work done on the property and the changes in ownership. Nyles gave an overview of the site and explained the type of turtle nesting habitat that will be constructed. He provided example photos from a different turtle nesting habitat project so that the board and general public could visualize the project.
 - The discussion was opened to the general public in attendance.
 - Robert Lambert, biologist, stating he conducted surveys on the property and expressed his concerns about efficacy of habitat construction plans.
 - Lisa Dagel, 26 Holloway, expressed distaste in construction going ahead without abutter approval.
 - Agreement with this sentiment from the Board.
 - Robert Lambert states signage has been removed. Endangered plant issues on other side of this property.
 - Chris Cooney, 33 Maycumber street, looking for clarification on location of nesting habitat on the presented map. NZ explained the map in further detail.

- The discussion was turned back to the board.
 - **DP:** What is to actually protect the turtles once the habitat is built?
 - **NZ** states that Natural Heritage wants free range.
 - Board and general public are concerned about turtle road crossings.
 - **JC:** Are all these lots already cleared?
 - **NZ** states that a lot of construction has already been completed on the property.
 - **DP** says that people have been dumping in the area and that it needs to be cleaned up.
 - **NZ:** cleanup cannot happen until approval is received from CONCOM to move forward.
 - **DP** wants to know how the turtle nesting habitat and protected lands will be maintained.
 - **NZ:** Natural Heritage has the plans for this and it will be the HOA's responsibility to maintain the habitat and site.
- The board believes that there has been miscommunication on who was consulted about this project in the past and would like to have a full discussion with Natural Heritage about the plans for construction and maintenance of the turtle nesting habitat. They do not want to approve anything until further discussion with Natural Heritage and the property owners has occurred. They would like to see a written, long-term plan for habitat maintenance.

DP motion, DM 1st, JC 2nd to continue discussion in April on this subject.

OPEN BUSINESS:

- **Continued discussion of Partial COC 16 Grove St. Stephan Jay (Zenith Consulting) SE 004-0641 Map 21 Lot 78.**
 - Zenith Representative, Nyles Zager (NZ), asked for this to be taken off the agenda. NZ plans to re-file in the spring.
- **Continued discussion of (NOI) Niles 515 Berkley St. Map 1 Lot 3.**
 - DEP filing number was issued. DP looking for motion to approved, NK 1st, DM 2nd, all in favor.
- **Meeting Minutes:**
 - DP called for a **motion to approve the meeting minutes from the following dates: 01/15/2025, 02/05/2025, 09/18/2024, 11/13/2024, and 12/18/2024.** NK moved the motion, DM and JC seconded. All in favor.
- **Discussion of 97 Jerome Street:**

- The board discussed sending a cease and desist to 97 Jerome St for violating the number of animals allowed on their property. The board requested that DC put together the cease and desist.
- The board received the plot plans and permits for 32 Forrest Street and will sign off on them after the meeting.
- **Mail:**
 - Keolis Commuter Services: a notice that the railroad will be going in in the Spring of this year.
 - Tracker and Trail Properties: request for Berkley to sell land. Board not interested, but expressed interested in wanting to make a formal list of all the protected land that is available in Berkley.
- **Billing:**
 - No bills were approved.

Upcoming meeting for April 9th, 2025 was planned.

Motion to continue the meeting on April 9th, 2025 was made by DP. 1st Nate and 2nd JC, DM.